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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

JUL 31 2019

INDEX LEGEND

Location: Parcel 2014-78 part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ & part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$
Parcel 2014-79 part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ both of Section 26
T89N, R3W of the 5th P.M., Delaware County, Iowa

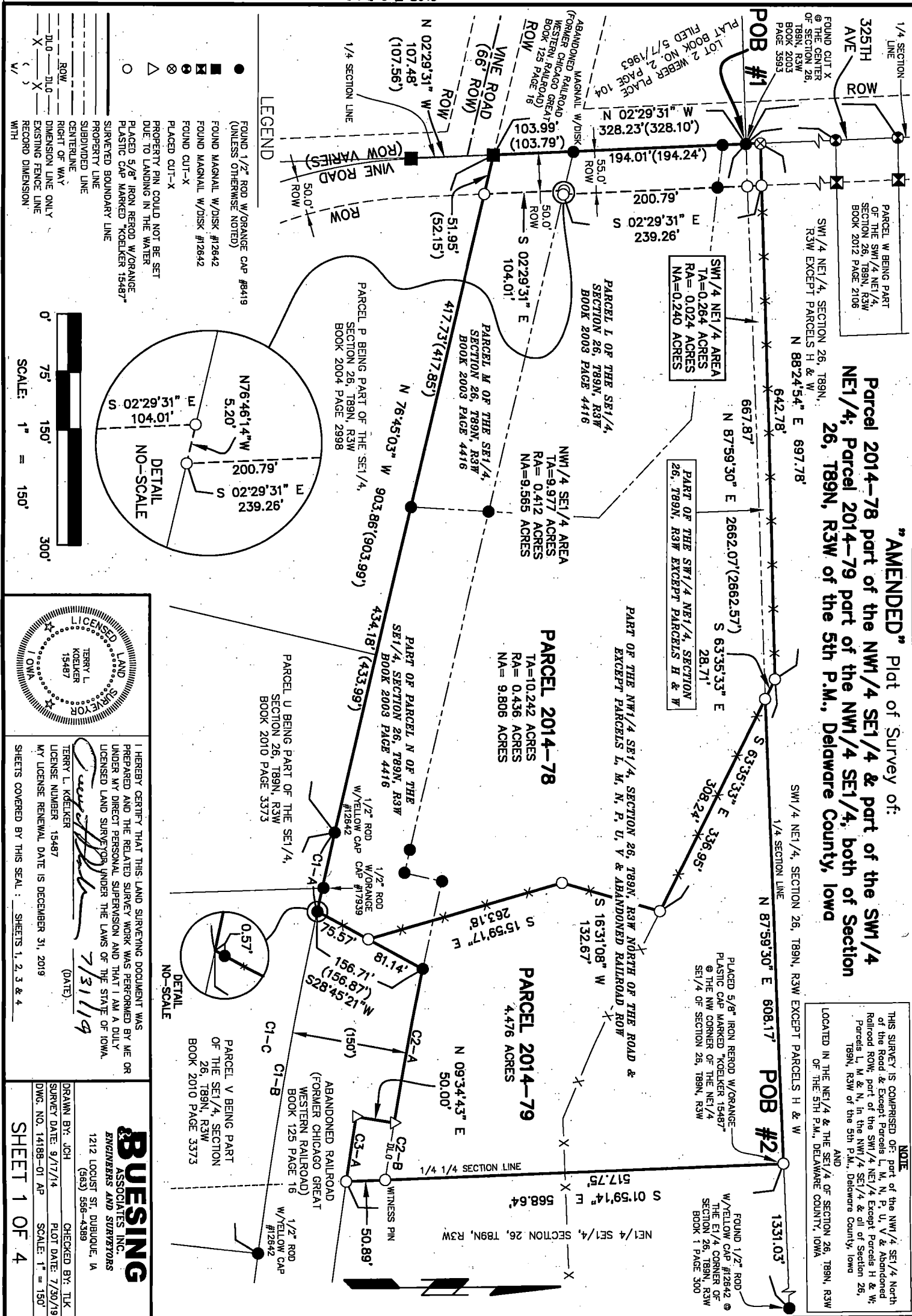
Requestor: Jim Pirc

Proprietor: Parcel 2014-78 - James and Janet Pirc
Parcel 2014-79 - Robert J & Lillian R Steger

Surveyor: Terry L. Koelker

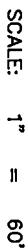
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001

Return To: tkkoelker@buesing.com (563) 556-4389



PARCEL W BEING PART OF THE SW1/4
NE1/4, SECTION 26, T89N, R3W
BOOK 2012 PAGE 2106

"AMENDED" Plat of Survey of:
Parcel 2014--78 part of the NW1/4 SE1/4 & part
of the SW1/4 NE1/4; Parcel 2014--79 part of the
NW1/4 SE1/4, both of Section 26, T89N, R3W of
the 5th P.M., Delaware County, Iowa



CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1-A	01°02'43"	5778.66'	105.41'	52.71'	105.41'	N77°19.34"W
C1-B	04°29'28"	5778.66'	452.97'	226.60'	452.85'	S80°05'40"E
C1-C	05°32'11"	5778.66'	558.38'	279.41'	558.18'	N79°34.19"W
C2-A	02°05'32"	5628.66'	205.54'	102.78'	205.53'	N79°21.03"W
C2-B	00°45'43"	5628.66'	74.84'	37.42'	74.84'	N80°46'40"W
C3-A	00°51'29"	5678.66'	85.05'	42.52'	85.05'	N80°49'34"W

CURVE DATA

LEGEND

- FOUND 1 1/2" ROD W/ORANGE CAP #8413
(UNLESS OTHERWISE NOTED)
- FOUND MAGNAIL W/DISK #12642
- FOUND MAGNAIL W/DISK #12642
- ⊗ FOUND CUT-X
- △ PLACED CUT-X
- PROPERTY PIN COULD NOT BE SET
DUE TO LANDING IN THE WATER
- ____ PLACED 5/8" IRON ROD W/ORANGE
PLASTIC CAP MARKED "KOELKER 15487"
- ____ SURVEYED BOUNDARY LINE
- ____ PROPERTY LINE
- ____ SUBDIVIDED LINE
- ____ CENTERLINE
- ____ ROW
- ____ DL0 - DL0
- ____ X - X
- ____ X - X
- ____ V/
- ____ WITH
- ____ RIGHT OF WAY
- ____ DIMENSION LINE ONLY
- ____ EXISTING FENCE LINE
- ____ RECORD DIMENSION

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF PART OF THE SW 1/4 NE 1/4 & PART OF THE NW 1/4 SET 4 AND PARCEL N, ALL OF SECTION 26:
ROBERT J. & LILLIAN R. STEER 2013 332ND AVE. DIVERSVILLE, IA 52040
3. PROPRIETOR OF PARCEL L & M OF SECTION 26:
JAMES & JANET PIRC 2050 325TH AVE. DIVERSVILLE, IA 52040
3. SURVEYED REQUESTED BY: JIM PIRC.
4. TOTAL AREA OF PERIMETER SURVEYED IS 14.718 ACRES
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
6. THIS PLAT SUPERSEDES RECORDED PLAT FOUND IN BOOK 2014 PAGE 3164.

BUESING
ASSOCIATES INC.

ENGINEERS AND SURVEYORS

1212 LOCUST ST, DUBUQUE, IA

(563) 556-4389

DATE

BY: JCH CHE

DATE: 9/17/14 PLOT:

14188-01 AP SCA

J. 14100-01 AF 30A

SHEET 2 OF

SHEET 2 OF 2

1. Introduction

SHEET 2 OF 4

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 & 2 of 4 hereof, is a true and correct "**AMENDED**" Plat of Survey of: **Parcel 2014-78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014-79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.**

This survey is comprised of: part of the NW1/4 SE1/4 North of the Road & Except Parcels L, M, N, P, U, V, & Abandoned Railroad ROW; part of the SW1/4 NE1/4 Except Parcels H & W; Parcels L, M & N, in the NW1/4 SE1/4 & all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2014-78 & Parcel 2014-79** was surveyed by me and is more particularly described as follows:

Parcel 2014-78

Commencing at the Center of Section 26, T89N, R3W, the Point of Beginning #1;

Thence North 02° 26' 32" West (this is an assumed bearing for the purposes of this survey only) along the East line of the NW1/4 of Section 26, T89N, R3W {also being the East line of Lot 2 of Weber Place (Plat Book No.2, Page 104 filed 5/7/1963)}, a distance of 18.82 feet;

Thence North 88° 24' 54" East along a fence line, a distance of 697.78 feet to a fence bend;

Thence South 63° 35' 33" East along a fence line, a distance of 336.95 feet a fence tee;

Thence South 16° 31' 08" West along a fence line, a distance of 132.67 feet to a fence bend;

Thence South 15° 59' 17" East along a fence line, a distance of 263.18 feet to the East line of Parcel N as recorded in (Book 2003, Page 4416);

Thence South 28° 45' 21" West along the East line of said Parcel N (Book 2003, Page 4416), a distance of 75.57 feet to the North line of Parcel V (Book 2010 Page 3373);

Thence Northwesterly along the North line of said Parcel V and also Parcel U (Book 2010 Page 3373), a distance of 105.41 feet along the arc of a 5778.66 foot radius curve to the right, of which the Chord distance is 105.41 feet and Chord bearing is N 77° 19' 34" W;

Thence North 76° 45' 03" West along the North line of said Parcel U and also Parcel P (Book 2004 Page 2998), a distance of 903.86 feet to the East line of the SW1/4 of Section 26, T89N, R3W {also being the East line of part of the Abandoned Railroad (Former Chicago Great Western Railroad) except Parcel D (Book 125 page 16)};

Thence North 02° 29' 31" West along the East line of said SW1/4, a distance of 328.23 feet to the Point of Beginning #1;

Parcel 2014-79

Commencing at the NW corner of the NE1/4 SE1/4 of Section 26, T89N, R3W, the Point of Beginning #2;

Thence South 01° 59' 14" East (this is an assumed bearing for the purposes of this survey only) along the West line of said NE1/4 SE1/4, a distance of 568.64 feet to the North line of part of the Abandoned Railroad (Former Chicago Great Western Railroad) (Book 125 page 16);

Thence Northwesterly along the North line of said Abandoned Railroad, a distance of 85.05 feet along the arc of a 5678.66 foot radius curve to the right, of which the Chord distance is 85.05 feet and Chord bearing is N 80° 49' 34" W to a corner of said Abandoned Railroad;

Thence North 09° 34' 43" East along said Abandoned Railroad, a distance of 50.00 feet to a corner of said Abandoned Railroad;

Thence Northwesterly along the North line of said Abandoned Railroad, a distance of 205.54 feet along the arc of a 5628.66 foot radius curve to the right, of which the Chord distance is 205.53 feet and Chord bearing is N 79° 21' 03" W to the East Line of Parcel N as recorded in (Book 2003, Page 4416);

Thence South 28° 45' 21" West along the East line of said Parcel N (Book 2003, Page 4416), a distance of 81.14 feet to a fence bend;

Thence North 15° 59' 17" West along a fence line, a distance of 263.18 feet to a fence bend;

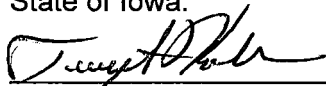
Thence North 16° 31' 08" East along a fence line, a distance of 132.67 feet to a fence tee;

Thence North 63° 35' 33" West along a fence line, a distance of 308.24 feet to the South line of the SW1/4 NE1/4 of Section 26, T89N, R3W except Parcels H & W;

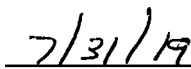
Thence North 87° 59' 30" East along the South line of said SW1/4 NE1/4, a distance of 608.17 feet to the Point of Beginning #2;

Total area of **Parcel 2014-78 & Parcel 2014-79** is 14.718 acres. **Parcel 2014-78** is 10.242 acres with the Right-of-Way (ROW) area being 0.436 acres and **Parcel 2014-79** is 4.476 acres. All Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487



DATE

REG. RENEWAL 12/31/19